

Appeal Request

(Var-15081)

Sep 5, 2006

Mr. John Korkosz, Planning Supervisor
Planning & Development Dept.
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101-6918

On August 24th, a request for a side yard setback reduction (Var-15081) was denied by the Planning Commission. The owner respectfully requests an appeal hearing in order to present additional documentation in support of the side yard setback reduction request.


As indicated by the attached Justification Letter, the original request was for a setback reduction from 10' to 5' on the south side. The request was altered by staff to read as a request for a reduction from 10' to 2.75' due to several encroachments into both the requested 5' setback and the existing east 10' setback.

The Planning Commission denied the reduction on the grounds of the encroachments and the "apparent" size of the residence. To this the following adjustments have been made to mitigate the encroachments.

1. The south 30" roof overhang has been pulled back so as not to encroach into the 5' setback. The east balcony has been pulled back so as not to encroach into the existing 10' setback. (see attached exhibits)
2. With respect to the "apparent" size of the residence, the aerial photo and the site plan may have been misleading as there is a substantial covered patio that could be construed as "livable area". In fact, the current existing livable area plus garage only occupies 20% of the lot. With the new addition, the lot coverage would be 26%. Exhibit 'C' indicates lot coverage's ranging from 23% to 28% thru out the Rosemere Estates. The coverage for 1861 Rosemere Ct. could not be determined as the assessor records do not appear to be up to date, but would appear to have greater than 30% lot coverage.

It is hoped that this additional documentation and adjustments to the plans will clarify the intent of the original submittal.

Respectfully


Kenneth J. Vogt
Owner Representative
360-5818

2006 SEP - 5 P 4: 29

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Justification Letter

(1830 Rosemere Ct.)

June 15, 2006
Mr. Nathan Goldberg
Planning & Development Dept.
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101-6918

The owner respectfully requests the south sideyard setback to be reduced from 10' to 5' in order to reorient the garage and add additional 2nd floor residential living area. The planned garage would vary from 5' to 7'-4" from the south property line. Other properties in the Rosemere Estates have established sideyard setbacks of less than 10'.

Respectfully

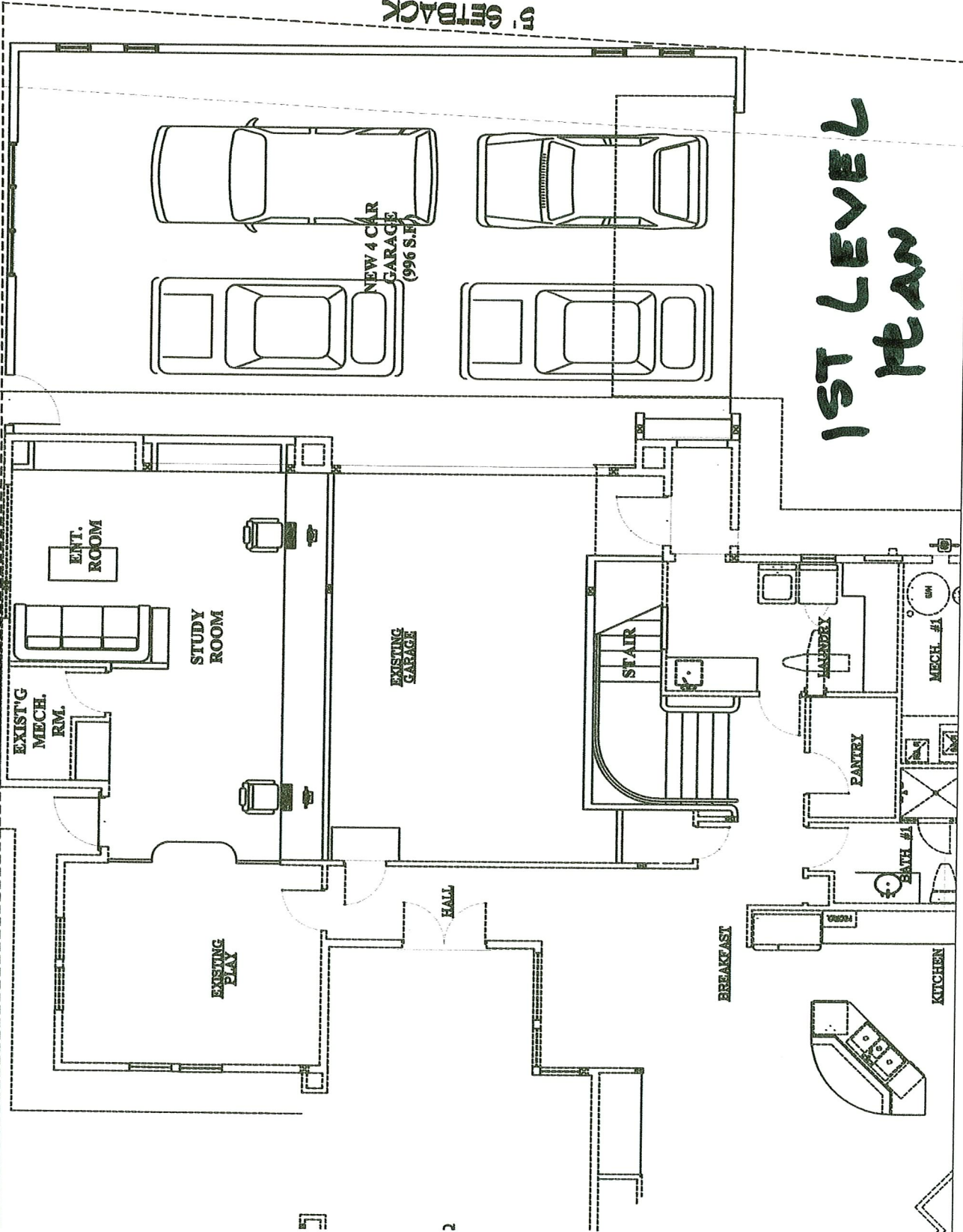
Kenneth J. Vogt
Owner Representative
360-5818

EAST

PROPERTY LINE

EXISTING ROOF

10' SETBACK



SOUTH

PROPERTY LINE

5' SETBACK

1ST LEVEL
PLAN

EXH A1

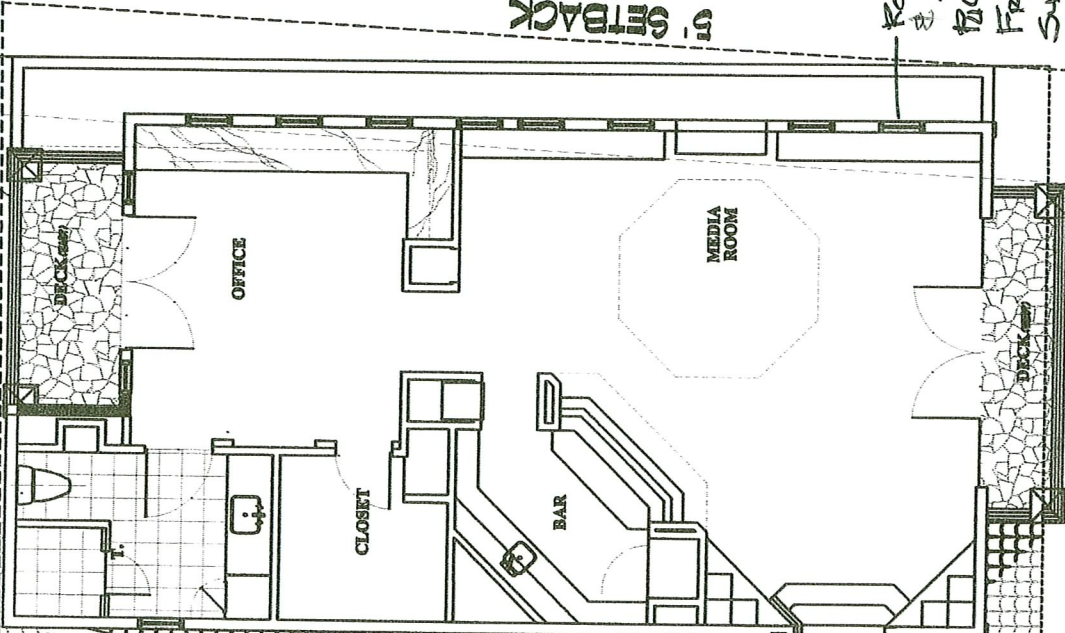
EAST

EXISTING ROOF

PROPERTY LINE

BALCONY FILLED
BACK 5' FROM
ORIGINAL SUBMISSION

10' SETBACK



SOUTH

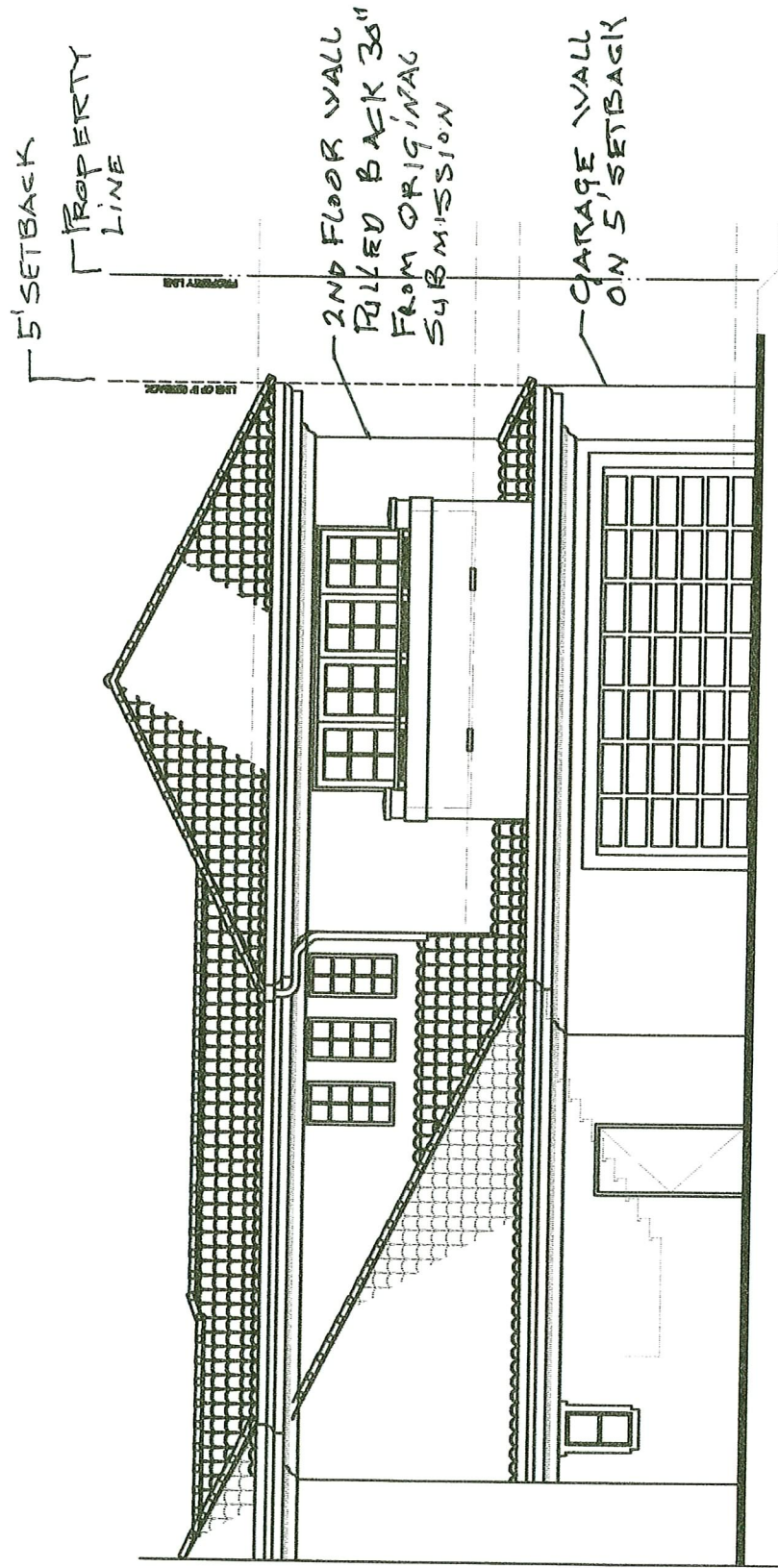
PROPERTY LINE

5' SETBACK

ROOF OVERHANG
& 2ND FLOOR WALK
FILLED BACK 30"
FROM ORIGINAL
SUBMISSION

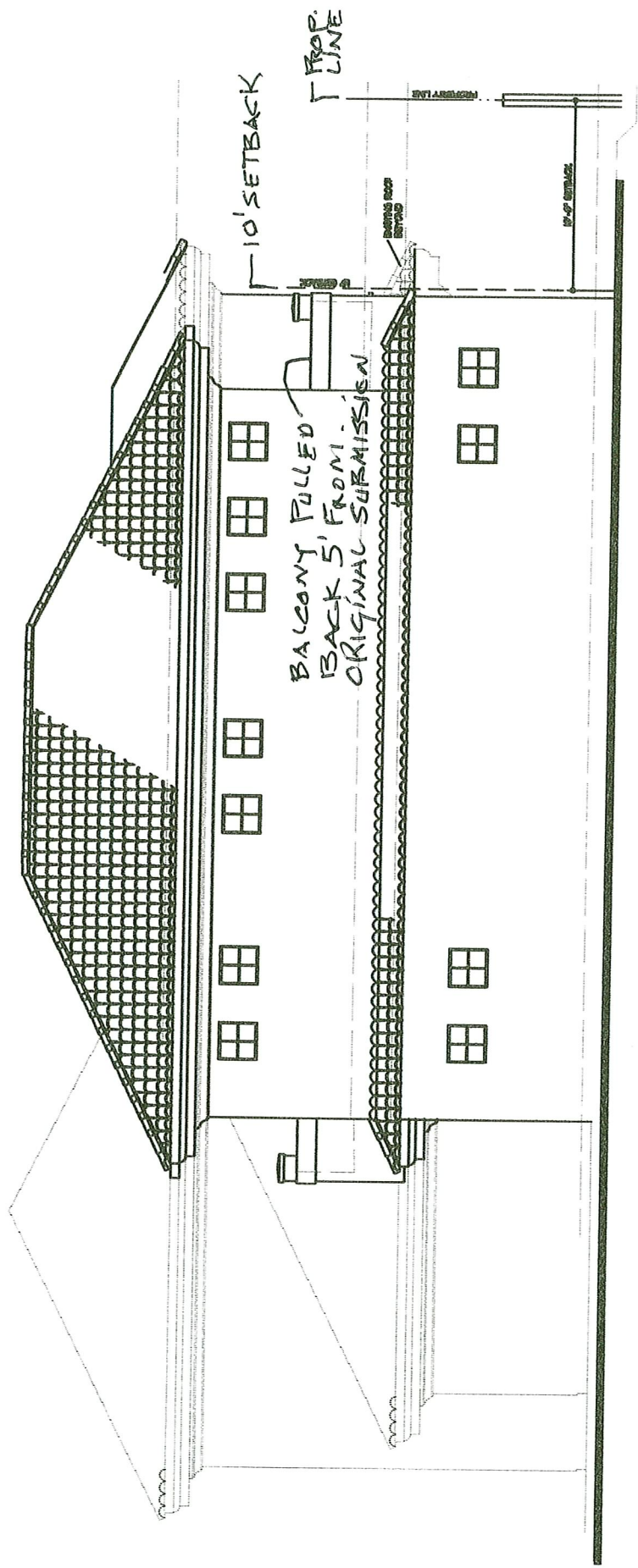
2ND LEVEL
PLAN

EXH. A2



WEST ELEV.

Exh. B1



SOUTH ELEV.

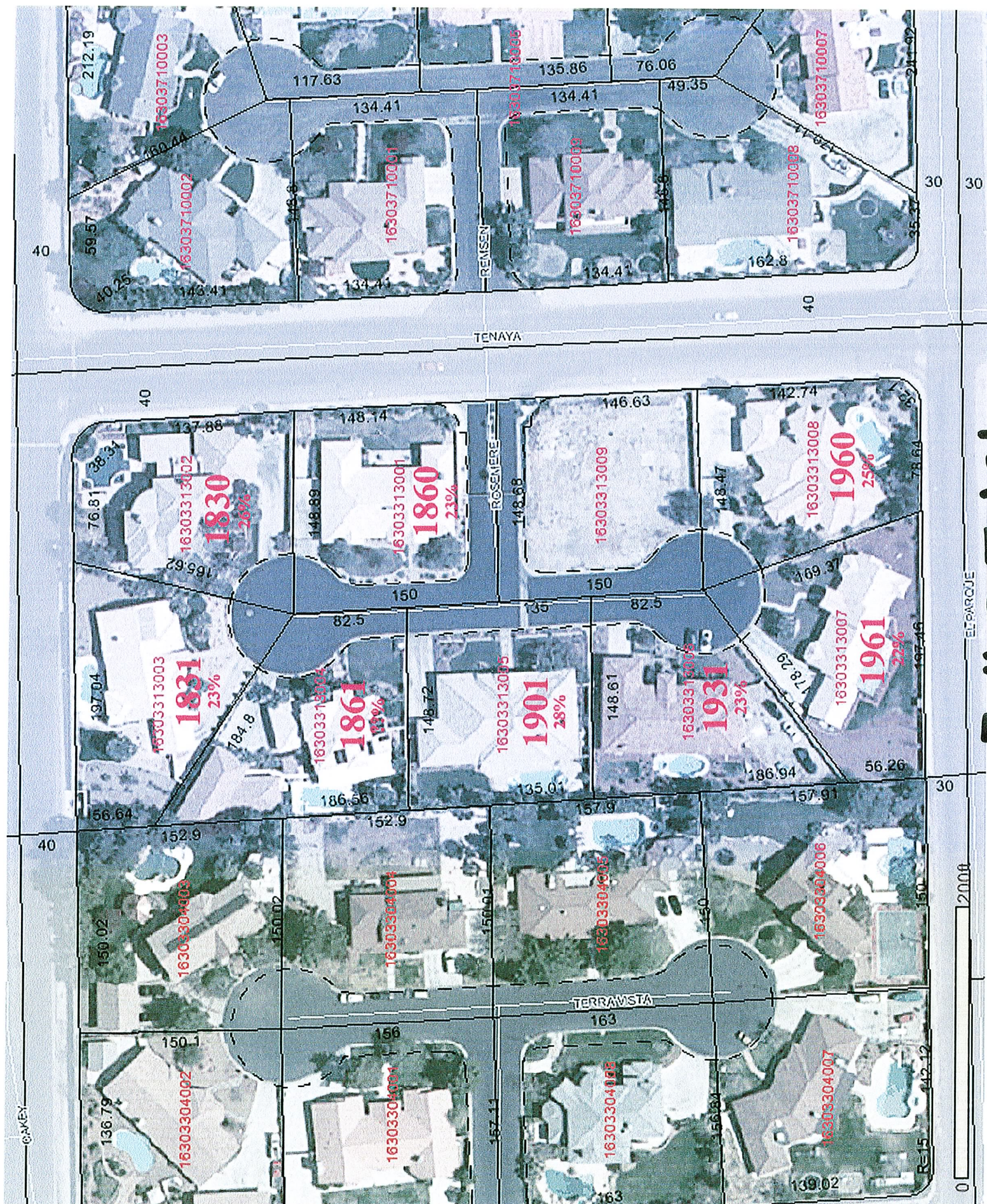


EXHIBIT 'C'

1830 ROSEMER CT.
163-03-313-002
20% LOT COVERAGE
26% w/ADDITION

Clark County Real Property - Microsoft Internet Explorer


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Address <http://redrock.co.clark.nv.us/assrrealprop/pddetail.aspx?hdninstance=pd7&hdnparcel=163-03-313-002> Links »

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.46 Acres
ORIGINAL CONST. YEAR	1996
LAST SALE PRICE MONTH/YEAR	99500 09/94
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	5012	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	3185	STORIES	TWO STORY	POOL	YES
2ND FLOOR SQ. FT.	1827	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	870	FIREPLACE	3	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	163033 In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 

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1831 ROSEMERE CT.
163-03-313-003
23% LOT COVERAGE

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION					
ESTIMATED SIZE		0.46 Acres			
ORIGINAL CONST. YEAR		1995			
LAST SALE PRICE		95000			
MONTH/YEAR		04/96			
LAND USE		RESIDENTIAL SINGLE FAMILY			
DWELLING UNITS		1			


PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	3973	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	3973	STORIES	ONE STORY	POOL	YES
2ND FLOOR SQ. FT.	0	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	3 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	636	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES

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1861 ROSEMERE CT.

163-03-313-004

??% LOT COVERAGE

(Not the Current Area)

BASE ON AERIAL PHOTO AREA CALCS, THE GARAGE
& ANCILLARY BLDG. ARE GREATER THAN 724 S.F.
SEE PHOTOS

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION				
ESTIMATED SIZE	0.46 Acres			
ORIGINAL CONST. YEAR	1997			
LAST SALE PRICE MONTH/YEAR	637500 03/02			
LAND USE	RESIDENTIAL SINGLE FAMILY			
DWELLING UNITS	1			


PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	4880	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	2460	STORIES	TWO STORY	POOL	YES
2ND FLOOR SQ. FT.	2420	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	4 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	724	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

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 Get Adobe Reader

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**1901 ROSEMERE CT.
163-03-313-005
28% LOT COVERAGE**

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION					
ESTIMATED SIZE		0.46 Acres			
ORIGINAL CONST. YEAR		2000			
LAST SALE PRICE MONTH/YEAR		700000 07/00			
LAND USE		RESIDENTIAL SINGLE FAMILY			
DWELLING UNITS		1			

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	4746	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	4746	STORIES	ONE STORY	POOL	YES
2ND FLOOR SQ. FT.	0	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	4 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	850	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	163033
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**1931 ROSEMERE CT.
163-03-313-006
23% LOT COVERAGE**

Clark County Real Property - Microsoft Internet Explorer

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.46 Acres
ORIGINAL CONST. YEAR	2003
LAST SALE PRICE MONTH/YEAR	\$75000 05/04
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1


PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	3919	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	3919	STORIES	ONE STORY	POOL	YES
2ND FLOOR SQ. FT.	0	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	657	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES

MAP [163033](#)

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**1961 ROSEMERE CT.
163-03-313-007
22% LOT COVERAGE**

Clark County Real Property - Microsoft Internet Explorer


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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.46 Acres
ORIGINAL CONST. YEAR	1996
LAST SALE PRICE MONTH/YEAR	375000 09/97
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	3659	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	3659	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	3 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	736	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	163033
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1960 ROSEMERE CT.
163-03-313-008
25% LOT COVERAGE

Clark County Real Property - Microsoft Internet Explorer


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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.46 Acres
ORIGINAL CONST. YEAR	1993
LAST SALE PRICE MONTH/YEAR	535000 07/96
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	4130	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	4130	STORIES	ONE STORY	POOL	YES
2ND FLOOR SQ. FT.	0	BEDROOMS	5	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	4 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	781	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	163033
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1860 ROSEMERE CT.
163-03-313-001
23% LOT COVERAGE

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.51 Acres
ORIGINAL CONST. YEAR	1995
LAST SALE PRICE	482500
MONTH/YEAR	07/96
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	4317	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	4317	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	5	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	759	FIREPLACE	2	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	163033
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1861 ROSEMERIE CT.



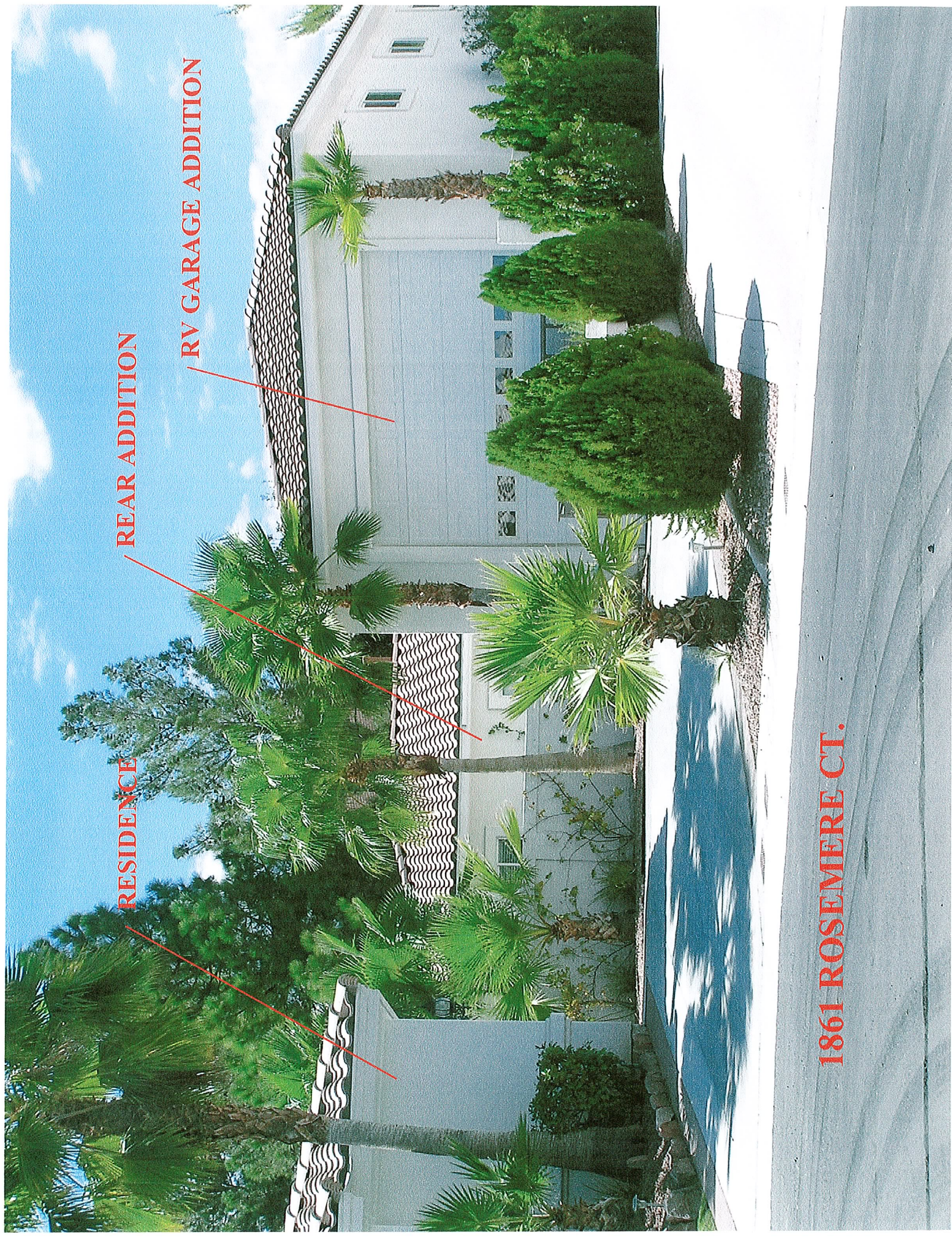
1861 ROSEMERIE CT.

RESIDENCE

REAR ADDITION

RV GARAGE ADDITION

1861 ROSEMERE CT.



1901 ROSEMERE CT.
28% Lot Coverage

